

ACTIONS Board of Supervisors Meeting of August 5, 2026		
AGENDA ITEM/ACTION		August 6, 2026 <u>VIDEO</u>
1. Call to Order.		Link to Video
The meeting was called to order at 1:01 p.m. by the Chair, Mr. Gallaway. All BOS members were present. Also present were Jeff Richardson, Andy Herrick, Claudette Borgersen, and Travis Morris.		
4. Adoption of Final Agenda.		
By a vote of 6:0, ADOPTED the final agenda.		
5. Brief Announcements by Board Members.		
<u>Bea LaPisto-Kirtley:</u> Stated that the Albemarle County Police Department had reported an uptick in cars being vandalized and stolen, and advised community members not to leave valuables or weapons in their cars and to please keep them locked and parked in well-lit areas.		
<u>Mike Pruitt:</u> Remarked that during the summer, Scottsville had Fridays on the Canal every fourth Friday of the month and he encouraged everyone to enjoy the local food and free music.		
Non-Agenda.		
Motion to suspend Rule 6(D)(1) passed by a vote of 6:0.		
7. From the Public: Matters Not Listed for Public Hearing on the Agenda or on Matters Previously Considered by the Board or Matters that are Pending Before the Board.		
<u>The following individuals addressed the Board and spoke towards consent agenda item #8.6 Resolution of Intent to Study Concentrated Animal Feeding Operations:</u> <u>Sarah Eck</u> <u>Molly Angevine</u> <u>Peggy Gilges</u> <u>Tim Kindrick</u> <u>Dan Bieker</u> <u>Susan Sledneck-Lozano</u> <u>Adelaide O'Brian</u> <u>Rob McGinnis</u> <u>Anne Susen</u> <u>Cole Dickerson</u> <u>Casey Kerrigan</u> <u>Paula Beazley</u> <u>Jane Shutt</u>, resident of the White Hall District, addressed the Board concerning Claudius Crozet Park.		
8.2 Fiscal Year 2026 Appropriations.	Clerk: Forward copy of signed resolution to Finance and Budget, and County Attorney's office. (Attachment 1)	
ADOPTED resolution to approve appropriations #2026051; #2026052; #2026053; and #2026054 for County government projects and programs.		
8.3 Fiscal Year 2027 Appropriations.	Clerk: Forward copy of signed resolution to Finance and Budget, and County Attorney's office. (Attachment 2)	
ADOPTED resolution to approve appropriation #2027001 for County government projects and programs.		
8.4 Schedule a Public Hearing for a Chapter 9 Ordinance Amendment Authorizing Photo Speed Monitoring Devices in School Crossing and	Clerk: Schedule on a future agenda, advertise in the Daily	

	Highway Work Zones. • SCHEDULED a public hearing at a future board meeting to consider the adoption of the attached proposed ordinance.	Progress and notify appropriate individuals.	
8.5	Southwood Sanitary Service Community Development Block Grant (CDBG) Certifications. • AUTHORIZED the County Executive to execute the Non-Discrimination Policy, the Local Business and Employment Plan, the Fair Housing Certification, and the Residential Anti-Displacement and Relocation Assistance Certification; and APPROVED the Section 504 Complaint Procedure.	<u>County Executive</u> : Proceed as authorized. (Attachments 3-7)	
8.6	Resolution of Intent to Study Concentrated Animal Feeding Operations. • Pulled from consent agenda added to the regular agenda.		
8.7	Resolutions of Intent to Amend the Comprehensive Plan (Rio29 Small Area Plan), Zoning Map, and Subdivision Ordinance to Address Updates to the Rio29 Form-Based Code. • ADOPTED Resolution of Intent to amend the Comprehensive Plan (Rio29 Small Area Plan). • ADOPTED Resolution of Intent to amend the Zoning Map. • ADOPTED Resolution of Intent to amend Chapter 14, Subdivision Ordinance.	<u>Clerk</u> : Forward copy of signed resolutions to Community Development and County Attorney's office. (Attachments 8-10)	
8.8	Resolution to Accept Road(s) in the Belvedere Subdivision Phase 1 Block 5A into the State Secondary System of Highways. (<i>Rio Magisterial District</i>) • ADOPTED resolution.	<u>Clerk</u> : Forward copy of signed resolution to Community Development and VDOT. (Attachment 11)	
9.	Presentation: Shenandoah National Park Update. • RECEIVED.		
10.	Work Session: Housing Albemarle Policy Review. • HELD.	<u>Housing</u> : Proceed as discussed.	
	Recess. • At 3:22 p.m., the Board recessed and reconvened at 3:30 p.m.		
11.	Presentation: Fiscal Year 27 (FY 27) Community Development Work Program. • RECEIVED.		
	Resolution of Intent to Study Concentrated Animal Feeding Operations. • By a vote of 6:0, ADOPTED resolution of intent.	<u>Clerk</u> : Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 12)	
12.	Work Session: AC44 Implementation – Activity Center Plans. • Held later in the agenda.		
13.	Work Session: Review of 2026 Legislative Program and Initial Discussion of 2027 Legislative Program. • Held later in the agenda.		
14.	Closed Meeting. • At 5:29 p.m., the Board went into closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia: • under subsection (1), to discuss and consider appointments to various boards and commissions including, without limitation: the Blue Ridge Committee for Shenandoah Park Relations, the Historic Preservation Committee, the Jail Authority, the Places 29 (Hydraulic) Community Advisory Committee, the Places 29		

	(North) Community Advisory Committee, and the Social Services Advisory Board.	
15.	Certify Closed Meeting. At 6:01 p.m., the Board reconvened into an open meeting and certified the closed meeting.	
16.	Boards and Commissions: a. Vacancies and Appointments. APPOINTED, Mr. Kip White to the Historic Preservation Committee with said term to expire on June 4, 2029. REAPPOINTED, Mr. David Pastors to the Jail Authority with said term to expire on August 6, 2029. REAPPOINTED Mr. Vito Cetta, Ms. Jane Foy, Mr. William Love, and Ms. Kendra Walston to the Places 29 (Hydraulic) Community Advisory Committee with said terms to expire on August 5, 2028. REAPPOINTED Ms. Lisa Bushey, Mr. Gary Gonyar, Mr. William McLaughlin, and Ms. Janet Moran to the Places 29 (North) Community Advisory Committee with said terms to expire on August 5, 2028. APPOINTED Mr. Gary Grant to the Places 29 (North) Community Advisory Committee with said term to expire on August 5, 2028.	<u>Clerk</u> : Prepare appointment/reappointment letters, mail pamphlet, update Boards and Commissions webpage, and notify appropriate persons.
17.	From the County Executive: Report on Matters Not Listed on the Agenda. There were none.	
18.	Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings). Gary Grant, Rio District, resident of the White Hall District, addressed the Board concerning the responses he had received to e-mails he had sent to the Board.	
19.	<u>Pb. Hrg.: SP-2025-00009 James River Runners Camping Expansion.</u> By a vote of 6:0, ADOPTED resolution to approve SP-2025-00009 James River Runners Special Use Permit Amendment with the proposed conditions.	<u>Clerk</u> : Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 13)
	Work Session: AC44 Implementation – Activity Center Plans. HELD.	<u>Community Development</u> : Proceed as discussed
	Work Session: Review of 2026 Legislative Program and Initial Discussion of 2027 Legislative Program. HELD.	<u>County Attorney</u> : Proceed as discussed.
20.	From the Board: Committee Reports and Matters Not Listed on the Agenda. <u>Bea LaPisto-Kirtley</u> - Reported that she had recently visited the recycling and baling facility on Dick Woods Road. - Stated that she had recently visited Mountain View Elementary School. - Announced that Lieutenant Angela Jamerson had recently retired - Reported that St. John Community Center held a back-to-school festival. - Stated that Putt-Putt with the Albemarle County Police Department event was recently held.	

- Commented that this past winter and spring, there had been a 90% loss of grape crops due to freezing and that would take three to five years for new crops to grow. She announced that farmers had eight months from June 2026 to apply for FSA emergency loans due to the late spring frost and freezes. <u>Ann Mallek</u> - Reported that Albemarle County had been asked to host the 5th District Regional Meeting for the Virginia Association of Counties and encouraged everyone to attend. <u>Sally Duncan</u> - Reported that the previous day she went to the Albemarle County Public Schools (ACPS) Environmental Sustainability Advisory Group meeting and the Green Teen Alliance spoke regarding formalizing a recycling program. <u>Mike Pruitt</u> - Mentioned that there had been progress on the CARTA implementation and testing was being done for how different routes were being prioritized for improvement. - Reported that he attended the ribbon cutting for Mountain View and commented that it was deeply moving. <u>Ned Gallaway</u> - Reported that he had recently attended the National Association of Counties conference and reported on meetings he attended.		
Closed Meeting. - At 8:18 p.m., the Board went into closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia: - under subsection (3), to discuss and consider the acquisition of real property in the White Hall Magisterial District for a public purpose, and the disposition of publicly held real property in the City of Charlottesville, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the County and the Board.		
Certify Closed Meeting. At 9:28 p.m., the Board reconvened into an open meeting and certified the closed meeting.		
21. Adjourn to August 17, 2026, 8:00 a.m., Virginia Guesthouse Hotel (2017 Ivy Rd, Charlottesville, VA 22903). The meeting was adjourned at 9:29 p.m.		

ckb/tom

Attachment 1 – Resolution to Approve Additional FY 2026 Appropriations

Attachment 2 – Resolution to Approve Additional FY 2027 Appropriation

Attachment 3 – Draft Non-Discrimination Policy

Attachment 4 – Draft Local Business and Employment Plan

Attachment 5 – Draft Fair Housing Certification

Attachment 6 – Draft Residential Anti-Displacement and Relocation Assistance Plan

Attachment 7 – Draft Section 504 Complaint Procedure

Attachment 8 – Resolution of Intent Comprehensive Plan Update Rio29 Small Area Plan

Attachment 9 – Resolution of Intent Zoning Map Amendment Rio29 Form-Based Code Overlay

Attachment 10 – Resolution of Intent Subdivision Text Amendment Rio29 Form-Based Code

Attachment 11 – VDOT Resolution - Belvedere Subdivision Phase 1 Block 5A

Attachment 12 – Resolution of Intent Zoning Text Amendment Regulation of Animal Feeding Operations

**RESOLUTION TO APPROVE
ADDITIONAL FY 2026 APPROPRIATIONS**

BE IT RESOLVED by the Albemarle County Board of Supervisors:

- 1) That the FY 26 Budget is amended to increase it by \$206,809;
- 2) That Appropriations #2026051; #2026052; #2026053, and #2026054 are approved;
- 3) That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2026.

**RESOLUTION TO APPROVE
ADDITIONAL FY 2027 APPROPRIATION**

BE IT RESOLVED by the Albemarle County Board of Supervisors:

- 1) That the FY 27 Budget is amended to increase it by \$30,000;
- 2) That Appropriation #2027001 is approved;
- 3) That the appropriation referenced in Paragraph #2, above, is subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2027.

NON-DISCRIMINATION POLICY

The County of Albemarle or any employee thereof will not discriminate in employment, housing or accommodations because of race, color, religion, national origin, sex or gender, age, familial status, source of income, veteran status, disability, sexual orientation or gender identity. Administrative and personnel officials will take affirmative action to ensure that this policy shall include, but not be limited, to the following: employment, upgrading, demotion or transfer; rates of pay or other forms of compensation; and selection for training.

Duly adopted at the regular meeting of the Albemarle County Board of Supervisors

on _____, 202.

Signature of Authorized Official

SECTION 3 BUSINESS AND EMPLOYMENT PLAN

1. The County of Albemarle designates as its Section 3 Business and Employment Project Area the County of Albemarle.
2. The County of Albemarle, its contractors, and designated third parties shall in utilizing Community Development Block Grant (CDBG) funds utilize businesses and lower income residents of the County in carrying out all activities, to the greatest extent feasible.
3. In awarding contracts for construction, non-construction, materials and supplies the County of Albemarle, its contractors, and designated third parties shall take the following steps to utilize businesses which are located in or owned in substantial part by persons residing in the County:
 - a. The County of Albemarle shall identify the contracts required to conduct the CDBG activities.
 - b. The County of Albemarle shall identify through various and appropriate sources including:

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the business concerns within the County which are likely to provide construction contracts, non-construction contracts, materials, and services which will be utilized in the activities funded through the CDBG program.

- c. The identified contractors and suppliers shall be included on bid lists used to obtain bids, quotes or proposals for work or procurement contracts which utilize CDBG funds.
 - d. To the greatest extent feasible the identified business and any other project area business concerns shall be utilized in activities which are funded with CDBG funds.
4. The County of Albemarle and its contractors and subcontractors shall take the following steps to encourage the hiring of lower income persons residing in the County:
 - a. The County of Albemarle in consultation with its contractors (including design professionals) shall ascertain the types and number of positions for both trainees and employees which are likely to be used to conduct CDBG activities.
 - b. The County of Albemarle shall advertise through the following sources:

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the availability of such positions with the information on how to apply.

- c. The County of Albemarle, its contractors, and subcontractors shall be required to maintain a record of inquiries and applications by project area residents who respond to advertisements, and shall maintain a record of the status of such inquiries and applications.
 - d. To the greatest extent feasible, the County of Albemarle, its contractors, and subcontractors shall hire lower income project area residents in filling training and employment positions necessary for implementing activities funded by the Community Development Block Grant (CDBG).
5. In order to document compliance with the above affirmative actions and Section 3 of the *Housing and Community Development Act of 1974*, as amended, the County of Albemarle shall keep, and obtain from its contractors and subcontractors, *Registers of Contractors, Subcontractors and Suppliers* and *Registers of Assigned Employees* for all activities funded by the CDBG. Such listings shall be completed and shall be verified by site visits and employee interviews, crosschecking of payroll reports and invoices, and through audits if necessary.

Duly adopted at the regular meeting of the Albemarle County Board of Supervisors on

_____, 202_____.

Signature of Authorized Official

FAIR HOUSING CERTIFICATION
Compliance with Title VIII of the Civil Rights Act of 1968

WHEREAS, the County of Albemarle has been offered and intends to accept federal funds authorized under the *Housing and Community Development Act of 1974*, as amended, and;

WHEREAS, recipients of funding under the Act are required to take action to affirmatively further fair housing;

THEREFORE, the County of Albemarle agrees to take at least one action to affirmatively further fair housing each grant year, during the life of its projected funded with Community Development Block Grant funds. The action taken will be selected from a list provided by the Virginia Department of Housing and Community Development.

Signature of Authorized Official

Date

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN CERTIFICATION

The *County of Albemarle* will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate income dwelling units as a direct result of activities assisted with funds provided under the *Housing and Community Development Act of 1974*, as amended. All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion.

Before obligating or expending funds that will directly result in such demolition or conversion, the *County of Albemarle* will make public and advise the state that it is undertaking such an activity and will submit to the state, in writing, information that identifies:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units;
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the housing needs of low- and moderate-income households in the jurisdiction.

The *County of Albemarle* will provide relocation assistance to each low/moderate-income household displaced by the demolition of housing or by the direct result of assisted activities. Such assistance shall be that provided under Section 104(d) of the *Housing and Community Development Act of 1974*, as amended, or the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970*, as amended.

The *County of Albemarle's* FY 2026 project includes the following activities:

The activities as planned will not cause any displacement from or conversion of occupiable structures. As planned, the project calls for the use of existing right-of-way or easements to be purchased or the acquisition of tracts of land that do not contain housing. The *County of Albemarle* will work with the grant management staff, engineers, project area residents, and the Department of Housing and Urban Development to ensure that any changes in project activities do not cause any displacement from or conversion of occupiable structures.

In all cases, an occupiable structure will be defined as a dwelling that meets local building codes or a dwelling that can be rehabilitated to meet code for \$25,000 or less.

Signature of Authorized Official

Date

**SECTION 504 COMPLAINT PROCEDURE
FOR FEDERALLY FUNDED HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS**

The County of Albemarle has adopted the following complaint procedure providing for prompt and equitable resolution of complaints alleging any action prohibited by the Department of Housing and Urban Development's (HUD) 24 CFR 8.53(b) implementing Section 504 of the Rehabilitation Act of 1973, as amended (29 USC 794). Section 504 states, in part, that "no otherwise qualified handicapped individual . . . shall solely by reason of his handicap, be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. . . ."

Complaints regarding alleged discrimination in the implementation of Community Development Block Grant funded programs should be addressed to: Director of Housing, Albemarle County Office of Housing, 1600 Fifth Street Extended, Suite B, Charlottesville, VA 22902, who shall assist the designated Section 504 Coordinator with Section 504 compliance efforts.

1. A complaint should be filed in writing or verbally containing the name and address of the person filing it and briefly describing the alleged violation of the regulations.
2. A complaint should be filed within **fifteen (15) days** after the complainant becomes aware of the alleged violation. Alleged violations occurring prior to the adoption of this complaint procedure will be handled on a case-by-case basis.
3. An investigation, as may be appropriate, shall follow the filing of a complaint. The investigation will be conducted by the Section 504 Coordinator or his/her designee in a manner that is informal but thorough allowing opportunities for all parties to submit evidence relative to the complaint.
4. A written determination as to the validity of the complaint and description of resolution, if any, shall be issued by the Section 504 Coordinator and/or the Director of Community Development and a copy forwarded to the complainant no later than **forty-five (45) days** after its filing.
5. The Section 504 Coordinator shall maintain the files and records of the County of Albemarle related to the complaints filed.
6. The complainant can request reconsideration of the case in instances where he or she is dissatisfied with the resolution. The request for reconsideration should be made within **ten (10) days** and addressed to County Executive, 401 McIntire Road, Charlottesville, VA 22902.
7. The right of a person to a prompt and equitable resolution of the complaint filed hereunder shall not be impaired by the person's pursuit of other remedies such as filing of a Section 504 complaint with HUD. Utilization of this complaint procedure is not a prerequisite to the pursuit of other remedies.
8. These rules shall be construed to protect the substantive rights of interested persons, to meet appropriate due process standards and to assure that the County of Albemarle complies with Section 504 and HUD regulations.

Adopted: _____

**RESOLUTION OF INTENT
COMPREHENSIVE PLAN UPDATE
RIO29 SMALL AREA PLAN**

WHEREAS, on December 12, 2018, the Board of Supervisors adopted the Rio29 Small Area Plan (the Plan) as a component of the Places 29 Master Plan portion of the Comprehensive Plan; and

WHEREAS, on April 3, 2024, the Board of Supervisors adopted a Resolution of Intent to amend the Rio29 Form-Based Code (*Albemarle County Code* §18-20C) to improve the Form-Based Code, the application review process, and the ultimate development of the Rio29 area; and

WHEREAS, during the Rio29 Form-Based Code amendment process, the Community Development Department has received comments from applicants, the development community, and County consultants identifying opportunities to strengthen recommendations within the Plan to better align with proposed changes to the Rio29 Form-Based Code; and

WHEREAS, amending the Plan concurrently with the proposed changes to the Rio29 Form-Based Code may accelerate implementation of the Plan's vision for a connected, vibrant mixed-use community with enhanced public spaces; and

WHEREAS, revising recommendations within the Plan to improve safety for pedestrians and cyclists and align with Transportation Planning projects and design standards constitutes sound and responsible planning practice;

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good planning and design practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to consider amendments to the Rio29 Small Area Plan of the Comprehensive Plan.

**RESOLUTION OF INTENT
ZONING MAP AMENDMENT
RIO29 FORM-BASED CODE OVERLAY**

WHEREAS, on April 3, 2024, the Board of Supervisors adopted a Resolution of Intent to amend the Rio29 Form-Based Code (*Albemarle County Code* §18-20C) to improve the Form-Based Code, the application review process, and the ultimate development of the Rio29 area; and

WHEREAS, revisions to the Rio29 Form Based Code may require concurrent changes to the Rio29 Form-Based Code Overlay on the Zoning Map;

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good zoning practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to consider amendments to the Rio29 Form-Based Code Overlay on the Zoning Map.

**RESOLUTION OF INTENT
SUBDIVISION TEXT AMENDMENT
RIO29 FORM-BASED CODE**

WHEREAS, on April 3, 2024, the Board of Supervisors adopted a Resolution of Intent to amend the Rio29 Form-Based Code (*Albemarle County Code* §18-20C) to improve the Form-Based Code, the application review process, and the ultimate development of the Rio29 area; and

WHEREAS, revisions to Rio29 Form Based Code may require changes to the Chapter 14 (Subdivision Ordinance) of the *Albemarle County Code* to implement provisions of Rio29 Form Based Code;

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare, and good zoning and development practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to consider amendments to *Albemarle County Code* §14-233, and any other section(s) of the Subdivision Ordinance deemed necessary to achieve the purposes described herein.

The Board of County Supervisors of Albemarle County, Virginia, in regular meeting on the 5th day of August 2026, adopted the following resolution:

RESOLUTION

WHEREAS, the street(s) in **Belvedere Subdivision Phase 1 Block 5A**, as described on the attached Additions Form AM-4.3 dated **August 5th, 2026**, fully incorporated herein by reference, is shown on plats recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised the Board that the street(s) meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle Board of County Supervisors requests the Virginia Department of Transportation to add the street(s) in **Belvedere Subdivision Phase 1 Block 5A**, as described on the attached Additions Form AM-4.3 dated **August 5th, 2026**, to the secondary system of state highways, pursuant to §33.2-705, Code of Virginia, and the Department's Subdivision Street Requirements; and

BE IT FURTHER RESOLVED that the Board guarantees a clear and unrestricted right- of-way, as described, exclusive of any necessary easements for cuts, fills and drainage as described on the recorded plats; and

FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation.

* * * *

In Albemarle County

by Resolution of the governing body adopted 8/5/2026

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways.

Report of Changes in the Secondary System of State Highways

Project/Subdivision: **Belvedere Ph1 Block 5A**

CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 1939 - Fowler Street	New subdivision street §33.2-705	E/SE intersection with Fowler circle	End of the phase 1 block 5A	0.02	2	5542-720	58.0
Addition	Rt. 1939 - Fowler Street	New subdivision street §33.2-705	W/NW Intersection with Fowler circle	E/SE Intersection with Fowler Circle	0.08	2	5542-720	58.0
Addition	Rt. 1939 - Fowler Street	New subdivision street §33.2-705	Intersection with Farrow Dr	Intersection with Fowler Circle	0.06	2	5169-566	58.0
Addition	Rt. 1951 - Fowler Circle	New subdivision street §33.2-705	W/NW intersaction with Fowler Street	E/SE intersection with Fowler Street	0.11	2	5542-720	49.0

**RESOLUTION OF INTENT
ZONING TEXT AMENDMENT
REGULATION OF ANIMAL FEEDING OPERATIONS**

WHEREAS, on July 15, 2026, the Albemarle County Board of Supervisors directed staff to prepare a Resolution of Intent to consider amendments to the Zoning Ordinance to regulate intensive livestock, dairy, and poultry facilities; and

WHEREAS, the Board of Supervisors is evaluating whether revisions to the Zoning Ordinance are necessary to address intensive livestock, dairy, and poultry operations and ensure consistency with the Comprehensive Plan, Zoning Map, and related regulatory provisions; and

WHEREAS, *Virginia Code* § 3.2-301 authorizes Albemarle County to adopt reasonable regulations governing farm structures and agricultural practices when such regulations bear a substantial relationship to the health, safety, and general welfare of its residents;

NOW, THEREFORE, BE IT RESOLVED that, for purposes of public necessity, convenience, general welfare, and good zoning and development practices, the Albemarle County Board of Supervisors hereby declares its intent to consider amendments to Chapter 18 of the *Albemarle County Code* (the Zoning Ordinance) deemed necessary to accomplish these purposes.

**RESOLUTION TO APPROVE SP202500009
JAMES RIVER RUNNERS AMENDMENT**

WHEREAS, upon consideration of the staff report prepared for SP202500009 James River Runners Amendment, the recommendation of the Planning Commission and the information presented at the public hearings, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.05 and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Rural Areas district, with the regulations provided in *Albemarle County Code* §18-5.1.05, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202500009 James River Runners Amendment, subject to the conditions attached hereto.

* * *

SP202500009 James River Runners Amendment - Conditions

1. Development of the use must be in general accord with the Conceptual Plan. To be in general accord with the Conceptual Plan, development must reflect the following major elements essential to the design of the development:
 - a. Location of proposed campsites;
 - b. Number of campsites;
 - c. Disturbance of wooded and vegetative areas is prohibited
2. Accessory structures within the floodplain shall be constructed and secured in accordance with County Code §18-30.3.15.
3. The use of fireworks on the property is prohibited.
4. The owner must establish and enforce Campground Quiet Hours, which must be from 10pm to 7am and must include a prohibition on outdoor amplified music during those hours.
5. Permanent outdoor lighting is prohibited.
6. A staff member must be on the premises at all times when individuals are utilizing camp sites on the property.